

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Ithaca

State: NY

PJ's Total HOME Allocation Received: \$2,764,927

PJ's Size Grouping*: C

PJ Since (FY): 2004

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	28			
% of Funds Committed	99.98 %	94.57 %	1	93.41 %	98		99
% of Funds Disbursed	68.32 %	79.95 %	28	84.68 %	8		5
Leveraging Ratio for Rental Activities	1.29	2.22	18	4.72	26		20
% of Completed Rental Disbursements to All Rental Commitments***	68.89 %	71.59 %	26	80.76 %	15		15
% of Completed CHDO Disbursements to All CHDO Reservations***	30.54 %	69.92 %	27	68.18 %	8		7
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.00 %	80.12 %	6	80.32 %	64		71
% of 0-30% AMI Renters to All Renters***	80.00 %	49.22 %	2	45.16 %	90		94
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.97 %	1	95.04 %	100		100
Overall Ranking:			In State:	23 / 28	Nationally:	29	27
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$55,350	\$52,138		\$26,037	10	Units	2.60 %
Homebuyer Unit	\$23,834	\$15,039		\$14,755	15	Units	3.90 %
Homeowner-Rehab Unit	\$0	\$11,877		\$20,487	0	Units	0.00 %
TBRA Unit	\$584	\$4,369		\$3,225	356	Units	93.40 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ithaca NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$113,425	\$87,339	\$0
State:*	\$105,570	\$93,387	\$16,332
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	1.8 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	30.0	80.0	0.0	62.6
Black/African American:	20.0	13.3	0.0	28.7
Asian:	20.0	6.7	0.0	1.4
American Indian/Alaska Native:	0.0	0.0	0.0	0.6
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.3
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	10.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	20.0	0.0	0.0	6.5
----------	--	---	---	---

HOUSEHOLD SIZE:

1 Person:	70.0	6.7	0.0	35.7
2 Persons:	0.0	53.3	0.0	29.8
3 Persons:	0.0	20.0	0.0	17.1
4 Persons:	0.0	6.7	0.0	9.3
5 Persons:	20.0	13.3	0.0	5.6
6 Persons:	0.0	0.0	0.0	1.7
7 Persons:	10.0	0.0	0.0	0.8
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	50.0	0.0	0.0	35.7
Elderly:	30.0	6.7	0.0	2.2
Related/Single Parent:	10.0	40.0	0.0	41.9
Related/Two Parent:	10.0	26.7	0.0	14.0
Other:	0.0	26.7	0.0	6.2

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	70.0	0.0 #
HOME TBRA:	0.0	
Other:	10.0	
No Assistance:	20.0	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Ithaca

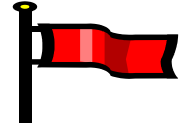
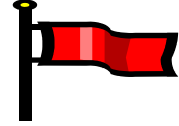
State: NY

Group Rank: 29
(Percentile)

State Rank: 23 / 28 PJs

Overall Rank: 27
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	68.89	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	30.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

